

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AUTHORIZATION OF THE FILING OF A PART I LOAN
AND GRANT APPLICATION FOR ST. BOTOLPH STREET ELDERLY
HOUSING URBAN RENEWAL AREA

WHEREAS, it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as St. Botolph Street Elderly Housing Urban Renewal Area, hereinafter referred to as the "Project"; and

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Local Public Agency and will require among other things (1) the provisions of local grants-in-aid; and (2) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects; and

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, religion, sex or national origin under any program or activity receiving Federal financial assistance and Executive Order 11063 prohibits discrimination on the basis of race, color, religion, sex or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Boston Redevelopment Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders.
2. That an application on behalf of the Boston Redevelopment Authority for a loan under Section 102(a) of said Title I in the amount of \$790,300.00 and for a project capital grant, to the full amount available for undertaking and financing the Project is hereby approved, and that the Development Administrator is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide such additional information and to furnish such documents as may be required in behalf of said Department, and to act as the authorized correspondent of the Boston Redevelopment Authority.

VOTED:

1. That the Boston Redevelopment Authority will conduct a public meeting in the proposed St. Botolph Street Elderly Housing Urban Renewal Area on November 14, 1968, at 2:30 p.m. at Boston Redevelopment Authority, 73 Tremont Street, Boston, Massachusetts, for the purpose of informing residents, property owners, businessmen and institutions in the area of the proposals for the Project and to give such persons an opportunity to be heard;
2. That the Secretary of the Authority is hereby authorized and directed to publish an appropriate notice of such meeting in the Boston newspapers of general circulation as soon as conveniently possible, and prior to the meeting; and
3. That the rules for the conduct of the public meeting attached to the Development Administrator's memorandum to the Authority dated October 31, 1968, on the subject of "Proposed Urban Renewal Plan for the St. Botolph Street Elderly Housing Urban Renewal Area" are hereby adopted.

BOSTON REDEVELOPMENT AUTHORITY
PUBLIC MEETING
ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL AREA
NOVEMBER 14, 1968

2:30 p.m.

Offices of Boston Redevelopment Authority
73 Tremont Street, Boston, Massachusetts

RULES FOR THE CONDUCT OF THE PUBLIC MEETING

After the presentation to the public by the Authority and its staff respecting the proposed Urban Renewal Plan, opportunity will be afforded to all persons to present their views with respect to the plan. All residents, property owners, and representatives of business and institutions located in the immediate vicinity of the proposed St. Botolph Street Elderly Housing Project Area desiring to speak will be given preference. All speakers will be limited to a five minute period. The following schedule will be observed:

- A. Those in favor of the proposed plan --
30 minutes
- B. Those opposed to the proposed plan --
30 minutes

Thereafter, alternate periods of such duration as the Chairman deems appropriate will be available respectively to those in favor of the proposed plan, and those opposed, until all who wish to be heard have been given an opportunity to do so.

Each speaker will be required to identify himself, his place of residence, and the organization he represents, if any. Written views or statements with respect to the proposed plan may be submitted to the Authority at the meeting.

The Authority shall not entertain or consider at this public meeting any evidence, opinion or views regarding any program or project which is outside the area here involved.

Under Section 107 of the Housing Act of 1949, as amended, a substantial portion of the local share of the net project cost may be claimed as a non-cash grant-in-aid credit on the basis of the local public housing contribution. This provision would markedly reduce the City's one-third cash requirement. Further, it is estimated that payments in lieu of taxes by the Boston Housing Authority on the completed project will represent an increase of nine times the taxes paid to the City on the present land and structures.

Located in an area of Boston where there is a high concentration of elderly persons eligible for public housing, this project will expedite the development of much needed housing for residents of the adjacent areas, and will substantially meet the relocation needs from the neighboring urban renewal areas. Over the past several weeks, staff members of the BRA have met with local leadership groups to discuss the proposed project. The St. Botolph Street Citizens Committee, Inc., the Back Bay Federation for Community Development, Inc., the Fenway Civic Association, Inc., and the Boston Center for Older Americans have given their complete support to the Project.

It is recommended that the Authority approve the establishment of the St. Botolph Street Elderly Housing Urban Renewal Area. It is further recommended that the Authority authorize the submission of a Final Project Report: Part I, to the Department of Housing and Urban Development and further that the Authority establish November 14, 1968, as the date for a public meeting on the St. Botolph Street Elderly Housing Urban Renewal Plan.

MEMORANDUM

October 31, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: ST. BOTOLPH STREET ELDERLY HOUSING URBAN RENEWAL AREA
PROPOSED URBAN RENEWAL PLAN

SUMMARY: This memorandum requests Authority consideration of a proposed urban renewal project for public housing for the elderly on St. Botolph Street, Back Bay; requests authorization to submit Part I of the Final Project Report to the Department of Housing and Urban Development; and requests the Authority set a date for a public meeting on the proposed Urban Renewal Plan.

Under recent amendments to the Federal urban renewal regulations, single-purpose projects have been authorized. An opportunity to utilize these provisions to provide much needed elderly housing to serve the Fenway and South End Projects has presented itself. Boston University has expressed the willingness to negotiate the sale of five vacant buildings located on St. Botolph Street, some of which housed the former Massachusetts Bay Community College, to the Boston Redevelopment Authority. The Boston Housing Authority has voted to undertake a public housing project for the elderly on the condition that the land be made available through the urban renewal process.

The proposed project area, which consists of approximately 1.1 acres, is generally located between Garrison and Follen Streets on St. Botolph Street. It is proposed that a building up to seven stories high containing 150 to 175 dwelling units be developed on the site by the Housing Authority.

The use of the Urban Renewal Program to provide such housing is particularly advantageous in high-cost housing areas such as the Back Bay since it absorbs the high cost of acquisition, site clearance, and relocation. In addition, the sale of the prepared site can be made to the Boston Housing Authority at a fair reuse price, as approved by HUD.